**Town of Lexington Planning Board Meeting February 9, 2021**

The Planning Board meeting was held via Zoom and was opened at 6:30PM by Chair, Jenni Cawein followed by the Pledge of Allegiance to the American Flag.

**Swear in Planning Board Member**

Casey Scieszka was sworn in by Charlotte Jaeger who administered the oath of office.

**Chairperson**

On a motion by Beverly Dezan, seconded by Daniel Davern and with all in favor Jenni Cawein would remain the Chairperson.

**Vice Chair**

On a motion by Daniel Davern, seconded by Chair Cawein and with all in favor Beverly Dezan would be the Vice Chair.

**Planning Board Members Present:** Chair, Jenni Cawein, Vice Chair Beverly Dezan, Board Member, Taris Charysyn, Board Member, Daniel Davern, & Board Member Casey Scieszka

**Others Present:** Rob Allison, Eric Rogge, Neville Wakefield, and Paul Henderson

**Review and Approve Minutes from January 12, 2021**

On a motion by Chair Jenni Cawein and seconded by Beverly Dezan the following was,

ADOPTED: Ayes – 4- Cawein, Charysyn, Dezan, and Davern

Nays - 0

Abstain-1- Casey Scieszka

Therefore the Planning Board approved the minutes as presented.

**Minor Subdivision - Impennato**

Rob Allison had supplied the Planning Board Members with an application for Subdivision of Land for Antonio and Jacqueline Impennato. Tax map # 128.00-1-2. The Board went through the Environmental Impact Statement and the Board decided that there would be no or minimal impact.

**Public Hearing**

The public hearing was opened on a motion by Daniel Davern, seconded by Chair Cawein and with all in favor at 6:40pm.

There were no comments or questions.

The public hearing was closed at 6:41pm on a motion by Chair Jenni Cawein, seconded by Daniel Davern and with none opposed.

**Approve Minor Subdivision – 128-1-2**

On a motion by Chair Jenni Cawein, seconded by Vice Chair Beverly Dezan

the following was,

ADOPTED: Ayes – 1 - Cawein, Dezan, Davern, Charysyn, & Scieszka

Nays – 0

Therefore the Planning Board moves to approve the minor subdivision for Antonio & Jacqueline Impenato located at 77 Grinnell Road, tax map # 128.00-1-2. There would be 2 lots one with 10+ acres and one with 82+ acres.

**Special Use Permit – Garage with Apartment**

The property is located at 810 Tumbleweed Ranch Road and the tax map # is 161.00-2-6 where the improvements would be. There are 3 parcels that will eventually be combined which would create a 23 acre lot. The Board went through the Environment Impact Statement. Based on the information it was decided that there would be minimal or no adverse impact.

**Public Hearing**

On a motion by Daniel Davern, seconded by Vice Chair Beverly Dezan and with all in favor the public hearing was opened at 6:58pm.

There were no questions or comments.

On a motion by Daniel Davern, seconded by Vice Chair Beverly Dezan and with none opposed the public hearing was closed at 6:59pm.

**Approve Special Use Permit for Garage with Apartment**

On a motion by Chair Cawein, seconded by Daniel Davern the following was,

ADOPTED: Ayes – 5 – Cawein, Dezan, Davern, Charysyn, & Scieszka

Nays - 0

Therefore this Board approves the special use permit for Neville Wakefield to build a garage with an accessory apartment. Chair Cawein did ask that they consider downward lighting and to be energy efficient. Eric Rogge asked if he should send everything to Carl the Code Enforcement Officer when the septic is approved and Chair Cawein said yes.

**Adjourn**

On a motion by Vice Chair Beverly Dezan, seconded by Daniel Davern and with none opposed Chair, Cawein adjourned the meeting at 7:04pm..

Respectfully Submitted,

Charlotte Jaeger, Planning Board Secretary